Karen Johnson Davidson County
Batch# 509520 DEEDWARR
11/05/2020 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20201105-0130146

WARRANTY DEED

S THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

G-TAG-20-0124

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 11.20.23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael D. Stalvey	Highlands Residential Mortgage	
(NAME)	(NAME)	
124 Saddle Tree Ct	12001 N. Central Expressway, Ste 750	**064-12-0A-124.00**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GEORGEANN B. BURNS, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL D. STALVEY, AN UNMAIRRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 124 of Fox Run Condominium Apartments, Section 1, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Fox Run (Section One) of record in Book 4956, Page 582, as amended in Book 6370, Page 817, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on plat of record in Book 4860, Page 52; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit B to said Master Deed.

Being the same property conveyed to Georgeann B. Burns, a single woman by Warranty deed from Mary Jenkins-Kline, unmarried, Bartholomew Jerome Jenkins Kline, married and Noelle Katheryn Hee Kline, married of record in Instrument No. 201807003-0064444 Register's Office for Davidson County, Tennessee, dated June 29, 2018 and recorded on July 03, 2018.

This conveyance is subject to:
• Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 4860, Page 52, Register's Office for Davidson County, Tennessee.
• The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Section One, Fox Run Condominium Apartments of record in Book 4956, Page 582, amended in Book 6370, Page 817, Book 8510, Page 92 and Book 8510, Page 95, Register's Office for Davidson County, Tennessee.
• By-Laws of Fox Run Condominiums of record in Book 4956, Page 590, Book 5174, Page 609, Book 5548, Page 852, Book 5564, Page 582, Book 5896, Page 1, Book 8510, Page 100, Instrument No. 20120620-0053936 and Instrument No. 20181009-0100048, in the Register's Office for Davidson County, Tennessee.
• Charter of Fox Run Condominiums Homeowners Association of record in Book 5208, Page 188, in the Register's Office for Davidson County, Tennessee.

- Easement (s) to First Subdivision Water Utility District of Davidson County, Tennessee of record in Book 8035, Page 646, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **124 Saddle Tree Ct, Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 3rd DAY OF NOVEMBER, 2020.

Georgeann B. Burns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGEANN B. BURNS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of November, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY